

PRELIMINARY REPORT

B: Bridgeland-Tuckerton Road

APPLICANT: BGE, Inc.

LAMBERT: 5430

JURISDICTION: Harris County

PRECINCT: Harris County Pct. 3

DISTRICT: N/A

PROPOSAL:

BGE, Inc. – on behalf of Bridgeland Development, LP. – is requesting the realignment of proposed Thoroughfares Bridgeland Creek Parkway and Tuckerton Road and the realignment of Unnamed Minor Collector on the Major Thoroughfare and Freeway Plan.

APPLICANT'S JUSTIFICATION and HISTORY:

The amendment request reflects recommendations from the West Harris County Major Thoroughfare and Freeway Plan Study (WHC MTFP Study), conducted in June 2015 by BGE, Inc. on behalf of Harris County. The Study encompassed a region bounded by the Montgomery County line on the north, along the Grand Parkway on the east, south to the City of Katy's ETF, and east into Waller County along proposed Highway 36A.

Included in the WHC MTFP Study were revisions to the Bridgeland development plan, an approximately 11,400-acres master-planned community in western Harris County. The community is located south of US 290 and the Union Pacific Railroad, spanning for several miles both east and west of the Grand Parkway. Bridgeland began development in the early 2000's, starting at its eastern edge along Fry Road. Development activity is currently moving west toward Mason Road and the Grand Parkway, with a full build-out extending to Katy Hockley Road, adjacent to the Katy Prairie Conservancy.

The Bridgeland area first appeared on the City of Houston MTFP map in 1966, when the scope of the map was expanded as part of the acquisition of Houston's ETJ. In 1972, the two-mile thoroughfare grid was updated to a one-mile grid. The Grand Parkway began its first initial planning stages in the 1980s, overlapping with some previously established thoroughfare alignments. The most recent MTFP map was implemented with Houston's 2004 MTFP map in the Bridgeland area to reflect the Bridgeland General Plan that was current at that time.

The Bridgeland development has evolved over the passing years, including shifts in the alignments of future thoroughfares west of the Grand Parkway in response to topographical issues and market conditions. In addition to changes in the Bridgeland development plan, the community is also affected by changes proposed in the WHC MTFP Study. In response to these changing needs, several thoroughfare and collector street realignments are proposed for the 2019 MTFP cycle. The proposed amendments are located within or on the boundary of the Bridgeland development on the west side of the Grand Parkway.

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